



## 119 Chell Heath Road Bradeley, Stoke-On-Trent, ST6 7NN

Look for the bare necessities, the simple bare necessities. Forget about your worries and your strife... Home hunters the search is over, I have found the one you have been looking for and it couldn't be any simpler than dialling our number and booking a viewing. This immaculate, townhouse property is move in ready. The accommodation comprises of a large lounge/diner and modern fitted kitchen to the ground floor. To the first floor you will find three bedrooms and a contemporary bathroom. Externally, the property benefits from an enclosed rear garden. Located in the extremely popular area of Bradeley close to local amenities, towpaths and schooling. The bare necessities of life will come to you, they'll come to you!

**£145,000**

# 119 Chell Heath Road

Bradeley, Stoke-On-Trent, ST6 7NN



- BEAUTIFUL SPACIOUS TOWN HOUSE
- THREE BEDROOMS
- POPULAR LOCATION CLOSE TO SCHOOLING AND AMENITIES
- LARGE LOUNGE/DINER WITH PATIO DOORS LEADING TO GARDEN
- CONTEMPORARY BATHROOM SUITE
- ARRANGE YOUR VIEWING, BEFORE IT GOES!
- MODERN FITTED KITCHEN
- LARGE ENCLOSED REAR GARDEN

## GROUND FLOOR

### Lounge/ Diner

22'7" x 13'11" (6.90 x 4.26)

A UPVC bay window and door to the front aspect and UPVC patio doors to the rear aspect. Gas fireplace and two radiators. Ceiling spotlights and door to under stair storage cupboard. Stairs to the first floor.

### Kitchen

14'7" x 6'8" (4.45 x 2.05)

UPVC windows to the rear and side aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include double gas hob and electric oven with cooker hood above. Plumbing for a washing machine and space for a tumble dryer. Space for fridge/freezer. Wall

mounted combi boiler and tiled flooring. Ceiling spotlights.

## FIRST FLOOR

### Landing

6'8" x 5'4" (2.05 x 1.63)

Stairs from the ground floor and loft hatch access.

### Bedroom One

11'3" x 8'3" (3.43 x 2.53)

A UPVC window to the front aspect. Radiator.

### Bedroom Two

11'2" x 8'2" (3.41 x 2.49)

A UPVC window to the rear aspect. Radiator.

### Bedroom Three

7'10" x 5'4" (2.41 x 1.63)

A UPVC window to the front aspect. Radiator.

### Bathroom

7'3" x 5'4" (2.23 x 1.65)

A UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap

and waterfall shower above, wash hand basin and low level W.C. Fully tiled walls and vertical radiator. Door to storage cupboard.

## EXTERIOR

To the front of the property there is a slated courtyard. To the rear there is a large enclosed garden with laid to lawn garden and indian stone patio area.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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